

**NO TRANSFER
TAX PAID**

62-2

QUITCLAIM DEED WITH COVENANT

SYSTEM CAPITAL REAL PROPERTY CORPORATION, a Delaware corporation, whose address is 3250 Lacey Road, Suite 160, Downers Grove, Illinois 60515 ("Grantor") for consideration of less than One Hundred Dollars (\$100.00) paid, grants to **ARCHLAND PROPERTY I, LLC**, a Delaware limited liability company, whose address is 3250 Lacey Road, Suite 160, Downers Grove, Illinois 60515, ("Grantee") with Quitclaim Covenant, the land in **WATERVILLE, KENNEBEC** County, State of Maine, described as follows:

A certain lot or parcel of land, situated in **WATERVILLE, KENNEBEC** County, State of Maine, and more particularly described in Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all of Grantor's rights, title, interest and obligations as landlord in and to that certain Amended and Restated Master Ground Lease Agreement by and between Grantor and McDonald's Corporation, dated as of June 1, 2004 and as further defined in the recorded Memorandum of Amended and Restated Lease by and between Grantor and McDonald's Corporation having been recorded immediately prior hereto. Including all easements, rights and appurtenances, but not including any buildings or improvements thereon, if any.

SUBJECT TO: current taxes and assessments not yet due and payable from the date hereof and subsequent years, and all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record.

5) Lawyers Title Ins

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IN WITNESS WHEREOF, System Capital Real Property Corporation, a Delaware corporation, does hereby affix its corporate name by and through Nancy Warmoth, its Treasurer all pursuant to a resolution of the Board of Directors of the corporation approving the same which is still in full force and effect as of the date of this transaction.

WITNESS:



Lois A. Lane-Kornbrot *LRP*

SYSTEM CAPITAL REAL PROPERTY CORPORATION, a Delaware corporation

By: *Nancy Warmoth*
Nancy Warmoth *LRP*



Prepared by:
Bruce A. Neumann, Esq.
One McDonald's Plaza
U.S. Legal Dept. 067
Oak Brook, Illinois 60523

After recording mail to:
Doris Murray-Norris
McDonalds Corporation
One McDonalds Plaza
U.S. Legal Dept. 067
Oak Brook, Illinois 60523

City & State: WATERVILLE, MAINE
Address: 336 MAIN ST
L/C: 018-0005

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Acknowledgment of an Officer of a Corporation

State of Illinois
County of Dupage, ss

June 28, 2004

Then personally appeared the above named Nancy Warmoth, Treasurer, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Mary Beth Brokenshire
Mary Beth Brokenshire
Notary Public



Mary Beth Brokenshire

Printed Name

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EXHIBIT A

**MCDONALD'S CORPORATION LOT
MAIN STREET, WATERVILLE, MAINE**

A certain lot or parcel of land, situated on the west side of Main Street in the City of Waterville, County of Kennebec, State of Maine and further bounded and described as follows:

Beginning at a point on the west sideline of said Main Street which is distant N 87° 17' 09" W, 16.52 feet, measured by the north sideline of a lot conveyed by Cecile Giroux to McDonald's Corporation, recorded in Kennebec County Registry of Deeds in Book 1520, Page 746, from the northeast corner of said lot on said Main Street;

Thence by said Main Street N 02° 42' 51" E, 12.70 feet to a granite highway monument;

Thence continuing by said Main Street by a convex curve to the northwest having a radius of 4,724.74 feet a distance of 149.47 feet measured on the arc thereof and a chord bearing and distance of N 01° 54' 09" E, 149.46 feet to a point at land of Elm Plaza Corporation;

Thence by said Elm Plaza Corporation land which is described in deeds recorded in said registry of deeds in book 3773, Page 185, Book 3773, Page 187 and Book 3899, Page 233 on the following described courses and distances:

N 86° 09' 48" W, 110.00 feet to a point;

Thence N 62° 10' 02" W, 130.07 feet to a point;

Thence S 02° 36' 42" W, 219.60 feet to a capped ½" reinforcing rod;

Thence S 87° 23' 18" E, 46.39 feet to a one inch iron at the northwest corner of said lot conveyed to McDonald's Corporation by Cecile Giroux by deed recorded in Book 1520, Page 746;

Thence by said other land of McDonald's Corporation S 87° 17' 09" E, 183.08 feet to the point of beginning.

**Description of Sewer Easement
for parcel to be conveyed to McDonald's Corporation
Main Street, Waterville, Maine**

A certain strip parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, situated on the westerly side of Main Street, but not adjacent thereto, the centerline of which is more particularly located and described as follows:

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Beginning in the northerly line of the parcel of land described herein, (the conveyance to McDonald's Corporation, by Elm Plaza Corporation), South 81°39'32" East 99.90 feet from an existing 1/2 inch diameter reinforcing bar at the northwesterly corner of said described parcel;

Thence North 16°28'00" West 58.66 feet through land of Elm Plaza Corporation;
Thence North 85°37'52" West 109.32 feet through land of Elm Plaza Corporation;
Thence North 83°28'45" West 188.62 feet through land of Elm Plaza Corporation to an angle point in the centerline of the sewer easement described in deed recorded Book 3798, Page 045, Kennebec County Registry of Deeds.

Said strip or parcel of land is to be 30 feet in width situated 15 feet on each side of the described centerline. The sidelines of the above described strip of land shall be prolonged or shortened to avoid gaps or overlaps in the side boundaries of the said parcel.

Together with the right to the use of the sanitary sewer line and easement described in said Book 3798, Page 045.

Description of Parcel of Land

for Slope Easements for

Parcel to be conveyed to McDonald's Corporation
Main Street, Waterville, Maine

Received Kennebec SS.
07/28/2004 1:26PM
Pages 5 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

A certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, situated on the westerly side of Main Street, Waterville, Maine, the boundaries of which are more particularly located and described as follows:

Beginning at the northeasterly corner of the parcel of land described herein, (the conveyance to McDonald's Corporation, by Elm Plaza Corporation), at an existing 5/8 inch diameter reinforcing bar;
Thence South 74°22'08" West 110.00 feet along the northerly line of said described parcel conveyed to McDonald's Corporation to a 5/8 inch diameter reinforcing bar;
Thence North 81°39'32" west 130.06 feet along the northerly line of said described parcel conveyed to McDonald's Corporation to a 1/2 inch diameter reinforcing bar at the northwesterly corner of said described parcel;
Thence South 16°59'49" East 220.00 feet along the westerly line of said described parcel conveyed to McDonald's Corporation to a 1/2 inch diameter reinforcing bar at the southwesterly corner of said described parcel;
Thence South 63°00'24" West 61.13 feet through land of Elm Plaza Corporation;
Thence North 16°59'49" West 183.09 feet through land of Elm Plaza Corporation;
Thence North 0°59'56" West 94.97 feet through land of Elm Plaza Corporation;
Thence South 81°39'32" East 186.54 feet through land of Elm Plaza Corporation;
Thence North 74°22'08" East 92.37 feet through land of Elm Plaza Corporation to the westerly line of Main Street;
Thence southeasterly 20.02 feet along the arc of a curve with a radius of 4,724.65 feet, in the westerly line of Main Street, through a central angle of 0°14'34" to the point of beginning.